

081.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

626,400 / 626,400

USE VALUE:

626,400 / 626,400

ASSESSED:

626,400 / 626,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19		OVERLOOK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BUTLER MARC AARON-ETAL	
Owner 2: BUTLER SIROTKIN DEBORAH	
Owner 3:	

Street 1: 19 OVERLOOK ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,663 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1965, having primarily Vinyl Exterior and 1657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5663		Sq. Ft.	Site		0	70.	1.04	5									412,924						412,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5663.000	213,500		412,900	626,400		50189
							GIS Ref
							GIS Ref
							Insp Date
							03/18/19

Total Card	0.130	213,500		412,900	626,400	Entered Lot Size
Total Parcel	0.130	213,500		412,900	626,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	377.99	/Parcel: 377.9	Land Unit Type:

Parcel ID: 081.0-0002-0006.0

!6558!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,600	0	5,663.	412,900	626,500	626,500	Year End Roll	12/18/2019
2019	101	FV	228,600	0	5,663.	418,800	647,400	647,400	Year End Roll	1/3/2019
2018	101	FV	228,600	0	5,663.	312,600	541,200	541,200	Year End Roll	12/20/2017
2017	101	FV	228,600	0	5,663.	283,100	511,700	511,700	Year End Roll	1/3/2017
2016	101	FV	228,600	0	5,663.	271,300	499,900	499,900	Year End	1/4/2016
2015	101	FV	208,100	0	5,663.	230,100	438,200	438,200	Year End Roll	12/11/2014
2014	101	FV	208,100	0	5,663.	218,300	426,400	426,400	Year End Roll	12/16/2013
2013	101	FV	207,000	0	5,663.	207,600	414,600	414,600		12/13/2012

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
	20920-526		12/1/1990			150,000	No	No	N					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/13/2013	677	Redo Bat	12,500	C					3/18/2019	Meas/Inspect	DGM	D Mann					
11/3/2003	938	Window/S	38,000						4/29/2014	Measured	PC	PHIL C					
									6/5/2013	Info Fm Prmt	EMK	Ellen K					
									12/3/2008	Meas/Inspect	189	PATRIOT					
									7/27/2005	Inspected	BR	B Rossignol					
									1/12/2000	Meas/Inspect	264	PATRIOT					
									12/1/1981		MS						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Average													
Sty Ht:	1 - 1 Story			A Bath:	Rating:															
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:														
Foundation:	2 - Conc. Block			A 3QBth:	Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average													
Prime Wall:	4 - Vinyl			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average													
Color:	YELLOW			A Kits:	Rating:															
View / Desir:				Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade:	C+ - Average (+)			CONDOS INFORMATION																
Year Blt:	1965	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:																
Jurisdict:	G14	Fact: .			Floor:															
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall:	1 - Drywall			Functional:				Interior:				1	8	3	1					
Sec Int Wall:				Economic:				Additions:												
Partition:	T - Typical			Special:				Kitchen:												
Prim Floors:	15 - Carpet			Override:				Baths:												
Sec Floors:	5 - Lino/Vinyl			Total:	31 %			Plumbing:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:												
Subfloor:				COMPARABLE SALES				Heating:												
Bsmnt Gar:	1				Basic \$ / SQ:	95.00			General:											
Electric:	3	- Typical			Size Adj.:	1.35000002			Rate				Parcel ID	Typ	Date	Sale Price				
Insulation:	2	- Typical			Const Adj.:	0.95099014														
Int vs Ext:	S				Adj \$ / SQ:	121.964														
Heat Fuel:	3	- Electric			Other Features:	71000														
Heat Type:	6	- Elec Base/B			Grade Factor:	1.10														
# Heat Sys:	1				NBHD Inf:	1.00000000														
% Heated:	100				NBHD Mod:															
Solar HW:	NO				LUC Factor:	1.00														
% Com Wall:				Adj Total:	309442															
				Depreciation:	95927															
				Deprecated Total:	213515															
MOBILE HOME				WtAv\$/SQ:				AvRate:				Ind.Val:								
Make:				Model:			Serial #:			Year:			Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 081-0-0002-0006.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
1	Metal Shed	D	Y	1	10X8	A	EX	1999	0.00	T	6.4	101								
More: N				Total Yard Items:				Total Special Features:				Total:								